



RED PROPERTIES

Yew Tree Lane, Rotherfield, East Sussex, TN6

£1,695,000 Freehold



- **Five Bedrooms**
- **Approximately 4 Acres of Ground**
- **Detached Cottage**
- **Outdoor Swimming Pool**

CONTACT

REDPROPERTIES

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RED Properties is delighted to offer FOR SALE this outstanding character 6 bedroom country house with a pretty, detached cottage set in beautiful gardens and grounds bordering a lake, in all approximately 4 acres.

Reception Hall

3 Reception Rooms

Kitchen/Breakfast Room

Utility Room

Cloakroom

Principal Bedroom with Ensuite Dressing Room and Shower Room

4 Further Bedrooms

2 Further Ensuite Shower Rooms

Family Bathroom

Cottage: Sitting Room/Office

This outstanding, detached house has been superbly updated, refurbished and substantially extended to an exceptional standard, all in keeping with the original character and style. Throughout the house there is extensive oak joinery and high quality fittings including Lauffen sanitary ware, surround sound system to each room and air sourced central heating and hot water system plus solar panels in addition for the hot water. The large kitchen/breakfast room is beautifully fitted and equipped with integrated appliances including, both full height fridge and freezer, Neff microwave and dishwasher, waste disposal, boiling water tap, long Corian work surfaces and a Range Master range cooker etc. The utility room has matching units and plumbing for washing machine and tumble dryer. The elegant, well proportioned sitting room has a polished wood floor, two pairs of double doors to the south and west facing terrace. A great feature is the fireplace with inset double sided wood burner which also opens to the family room, this room and the dining room, both have attractive polished oak parquet flooring. The delightful principal bedroom enjoys views over the gardens and lake and has a luxury ensuite shower room. Two further bedrooms, both have excellent ensuite shower rooms and the family bathroom, as well as the bath also has a separate shower. The quality throughout is outstanding.

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Situation

Acorns is set off this sought after country lane in rural surroundings with countryside views. The popular village of Rotherfield is about 1.25 miles, where there is a local Post Office store, medical centre, chemist, tea room/restaurant, pubs, church, golf course and primary school.

The picturesque village of Mayfield with its many local shops is about 2.25 miles. Tunbridge Wells for more comprehensive shopping facilities including many major national stores and amenities is about 6.5 miles, and Crowborough where there are many well know supermarkets, about 2.25 miles.

Outside

The park-like gardens and grounds, with the lake, provide a wonderful setting for the house with sweeping lawns bordering the long entrance drive. Pathways lead down to the lakeside and attractive bridges over the stream and all beautifully landscaped. The delightful detached thatched cottage has the same eye-brow windows as the house and is ideal as secondary accommodation or home office etc. The swimming pool complex is superb, the heated pool is about 30'0 x 14'0 (9.14m x 4.5m) and has an anti-slip surround. The Finnlife log cabin, pool pavilion has a changing/shower room and lounge. To the rear of the house there is a detached brick outbuilding, currently arranged as a gym and also housing the air sourced central heating with hot water system. There are further outbuildings including garaging and the stable block. Beyond the formal gardens is a paddock which has a separate entrance to Yew Tree Lane. In all, there are approximately 4 acres.

Additional Information

Crowborough station about 1.5 miles for London Bridge in about 1 hour or Tunbridge Wells, Frant or Wadhurst stations for Charing Cross, London Bridge and Cannon Street about 50/60 minutes.



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Measurements:

Main room:

Reception Hall: 13'11 x 11'1 (4.24 x 3.39)

Sitting Room: 24'6 x 18'8 (7.46 x 5.69)

Family Room: 23'6 x 12'11 (7.17 x 3.93)

Dining Room: 17'10 x 9'8 (5.44 x 2.95)

Kitchen/Breakfast Room: 21'3 x 18'8 (6.47 x 5.7)

Principal Bedroom: 18'6 x 15'3 (5.65 x 4.65)

Bedroom 2: 15'11 x 8'11 (4.86 x 2.73)

Bedroom 3: 11'4 x 10'0 (3.45 x 3.06)

Bedroom 4: 13'4 x 10'11 (4.07 x 3.33)

Bedroom 5: 15'1 x 10'0 (4.6 x 3.04)

Cottage:

Room 1: 12'0 x 10'0 (3.65 x 3.05)

Room 2: 12'4 x 10'0 (3.77 x 3.04)

Garage: 18'8 x 18'1 (5.68 x 5.50)

Studio: 15'11 x 10'3 (4.86 x 3.13)

Pool House:

Main Room: 8'10 x 8'10 (2.70 x 2.70)

Pump Room: 5'9 x 4'10 (1.74 x 1.48)

Stable Block:

Stables: 16'5 x 8'10 (5.0 x 2.70)

Room 1: 23'9 x 8'10 (7.25 x 2.70)

Room 2: 11'5 x 5'9 (3.49 x 1.74)

Room 3: 11'9 x 9'9 (3.59 x 2.97)

Room 4: 11'9 x 3'03 (3.58 x 3.03)

Shed: 16'0 x 8'1 (4.88 x 2.46)

Garden: Approximately 4 Acres.

To Arrange A View Please Call **Red** Properties 020 8653 5000



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FLOORPLAN

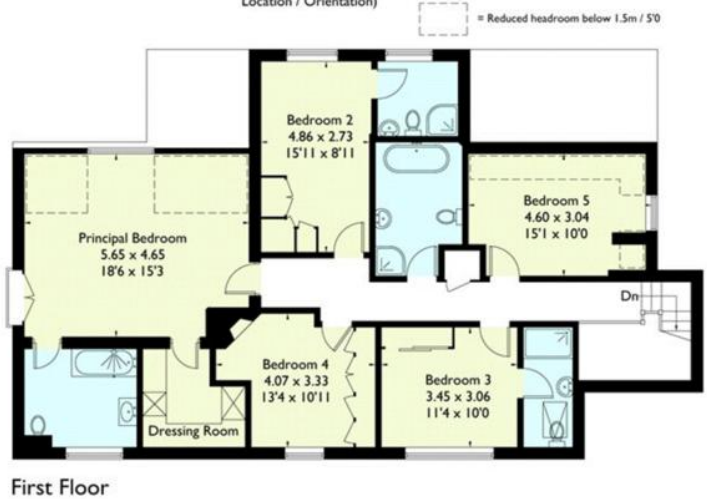
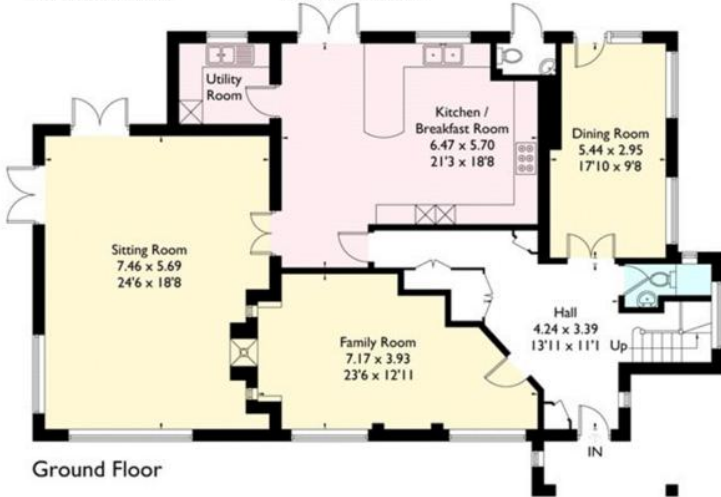
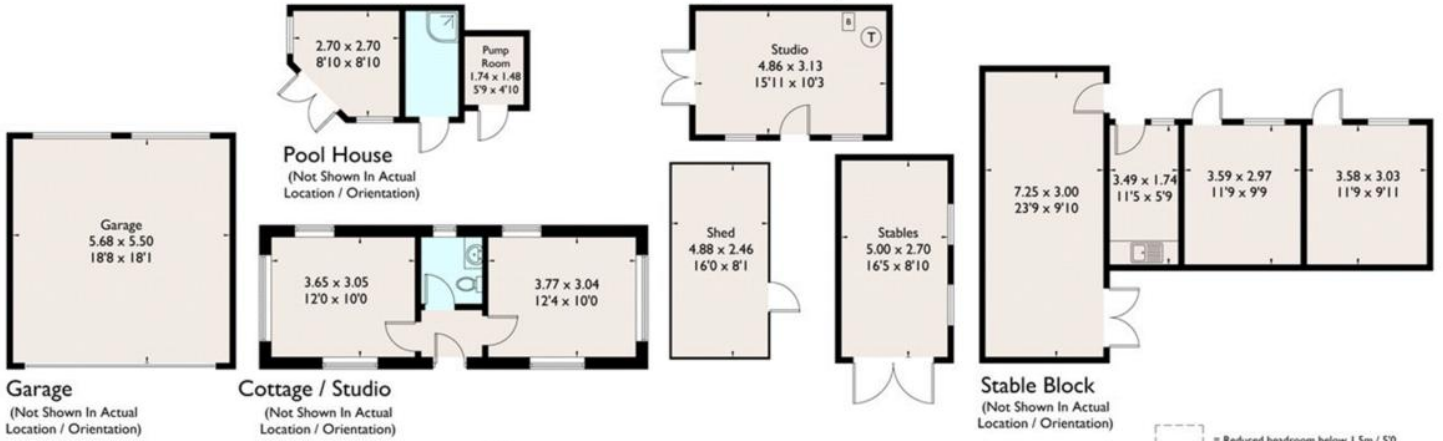
Yew Tree Lane, Rotherfield, Crowborough

Approximate Gross Internal Area = 276.0 sq m / 2971 sq ft

Garage = 31.3 sq m / 337 sq ft

Cottage / Studio = 120.9 sq m / 1301 sq ft

Total = 428.2 sq m / 4609 sq ft



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